

ZONING ORDINANCE TEXT AMENDMENT (TA-18-01)
Antenna Support Structures
(Adopted by the Board of Supervisors on February 19, 2019)

Ordinance Amendment Text (changes shown in bold italics with strikethroughs where necessary):

ANTENNA SUPPORT STRUCTURES

9-B DEFINITIONS

Antenna support structure – A structure that is designed for the express purpose of accommodating wireless internet service provider (WISP) equipment, television antennas, satellite dishes, or other communications equipment at a desired height. Antenna support structures may be attached to or mounted on a structure or may be freestanding, and shall not include Class 1-4 wireless communication facilities (WCFs) or Class 5 amateur radio antennas.

Co-location -- The shared use of ~~an antenna support~~ **a** structure by two or more wireless service providers or other entities that operate antennas. Co-location may occur on structures other than wireless communication facilities (WCFs) including but not limited to water tanks, lattice towers, rooftops, utility poles, silos, and similar structures. The use of a non-WCF structure by one wireless service provider or other entity that operates antennas shall also be considered co-location.

Wireless Communication Facility (WCF) -- All infrastructures and equipment including, but not limited to, ~~antenna support~~ structures, antennas, transmission cables, equipment shelters, equipment cabinets, utility pedestals, ground equipment, fencing, signage, and other ancillary equipment associated with the transmission or reception of wireless communications.

3-A-1-a-2 Accessory Uses and Structures (AOC District)

- h. ~~Co-location of antennas on existing approved antenna support structures~~

3-A-2-a-2 Accessory Uses and Structures (FOC District)

- h. ~~Co-location of antennas on existing approved antenna support structures~~

3-A-3-a-2 Accessory Uses and Structures (RR District)

- d. ~~Co-location of antennas on existing approved antenna support structures~~

3-A-12-a-2 Accessory Uses and Structures (CN District)

- f. ~~Co-location of antennas on existing approved antenna support structures~~

3-A-13-a-2 Accessory Uses and Structures (CH District)

- f. ~~Co-location of antennas on existing approved antenna support structures~~

3-C-2-u Wireless Communication Facilities (WCFs):

2. Classes of Wireless Communication Facilities. WCFs shall be divided into the following classes:

*f. **Class 6. Freestanding antenna support structures with a height not to exceed one hundred (100) feet above ground level, and building or structure mounted antenna support structures with a height not to exceed eighty (80) feet above ground level.***

4. By-right uses. The uses listed in this subsection are deemed to be by-right uses subject to review and approval of a site development plan demonstrating compliance with this section, §6-H-12, and other applicable sections of the Zoning Ordinance:

*d. **Class 6 antenna support structures.***

*(1) **Freestanding.** A zoning permit issued by the Zoning Administrator shall be required for freestanding antenna support structures.*

*(2) **Building or structure mounted.** A zoning permit issued by the Zoning Administrator shall be required for an antenna support structure that is installed in the ground and attached to a building or structure for additional support. No zoning permit shall be required for an antenna support structure that is mounted on a building or structure.*

ZONING DISTRICTS FOR WIRELESS COMMUNICATION FACILITIES

Class	AOC	FOC	CH	CN	RR	Historic Overlay*	Historic Access Overlay*
Co-Location	A	A	A	A	A	A	A
1 (max 50')	P	P	P	P	P	X	P
2 (max 80')	P	P	P	P	P	X	P
3 (max 120')	S	S	S	X	X	X	S
4 (max 199')	S	S	S	X	X	X	S
5 (am. radio)	P	P	P	P	P	P	P
6 (antenna support structure)	P	P	P	P	P	X	P

P - Permitted/by-right

S - Special Use

A - Accessory use

X - Prohibited use

* - Subject to the underlying zoning district regulations and compliance with overlay district review criteria.

**SUMMARY OF WIRELESS COMMUNICATION
FACILITY CLASSES**

Class	Max Height	Approval Authority	Special Use Permit Required?	Site Plan Required?	Engineering Review Required?	Design
1	50 feet	Zoning Administrator	No - by right use	Yes*	Zoning Administrator's discretion	Monopole or stealth w/surface mounted antennas
2	80 feet	Planning Commission	No - by right use	Yes	Yes	Monopole or stealth w/surface mounted antennas
3	120 feet	BOS with PC review	Yes	Yes	Yes	Monopole
4	199 feet	BOS with PC review	Yes	Yes	Yes	Monopole
5	Per State Law	Zoning Administrator	No - by right use	Yes*	Zoning Administrator's discretion	Amateur radio antenna per State law
6	80 or 100 feet	Zoning Administrator	No	No	No	Monopole or lattice

* Depending on the nature and design of the Class 1 or Class 5 WCF, the Zoning Administrator has the discretion to waive certain site development plan requirements per §6-C.

NOTE – Co-location of new antennas and equipment on existing WCFs and other structures are approved administratively by the Zoning Administrator.

6-H-12-a Design Standards

3. Height requirements.

- e. *The maximum height of a freestanding Class 6 antenna support structure shall be one hundred (100) feet above ground level (AGL). The maximum height of a building or structure mounted antenna support structure shall be eighty (80) feet above ground level (AGL) including the height of the building or structure. Antenna support structures shall not exceed the maximum height of the tree canopy on the topographic crest of the Blue Ridge Mountains.*

7. Siting and design requirements for Class 6 antenna support structures. *The following regulations shall apply to the siting of antenna support structures:*

- a. Size. *The maximum width of the antenna support structure and foundation shall not exceed eight (8) feet, excluding wires and anchors if the structure is guyed.*
- b. Design. *Freestanding antenna support structures may be a monopole or lattice design and may be guyed. There are no design requirements for building or structure mounted antenna support structures.*
- c. Building or structure mounted. *Antenna support structures may be mounted on or attached to a building or structure at a maximum height of 80 feet above ground level (AGL) including the height of the building or structure. No zoning permit is required for a building or structure mounted antenna support structure.*
- d. Freestanding. *Antenna support structures that are freestanding or that are attached to a building or structure shall be set back a minimum of 100 feet from any property line, public right of way, and private access easement. All wires, anchors, and other structures associated with a guyed antenna support structure shall be set back a minimum of 50 feet from any property line, public right of way, and private access easement.*

6-H-12-b Application Requirements

4. Requirements for Class 6 antenna support structures.

- (a) Permit requirements. *A zoning permit shall be required for an antenna support structures that are freestanding or that is installed in the ground and attached to a building or structure for additional support. No zoning permit shall be required for an antenna support structure that is mounted on a building or structure.*

REVIEW PROCEDURES BY CLASS

Class	Approval Authority	Review Process
Co-location*	Zoning Administrator/ By-right	<ol style="list-style-type: none"> 1. Pre-application meeting held with Zoning Administrator, who determines whether engineering review will be required as well as whether any Article 6 requirements may be waived. 2. Site Development Plan application filed with Zoning Administrator. 3. Zoning Administrator acts on application within 60 days.
1 (50' max)	Zoning Administrator/ By-right	<ol style="list-style-type: none"> 1. Pre-application meeting held with Zoning Administrator, who determines whether engineering review will be required as well as whether any Article 6 requirements may be waived. 2. Site Development Plan application filed with Zoning Administrator. 3. Zoning Administrator acts on application within 60 days.
2 (80' max)	Planning Commission/ By-right	<ol style="list-style-type: none"> 1. Site Development Plan application filed with Zoning Administrator following required pre-application meeting. 2. Application is routed to Planning Commission's Plans Review Committee, engineering consultant, Karst engineer, and other applicable agencies for review. 3. Application forwarded to Planning Commission to schedule/hold public hearing once all reviewers have commented. 4. Planning Commission acts on application within 60 days.
3 (120' max)	Board of Supervisors with Planning Commission review/ Special Use	<ol style="list-style-type: none"> 1. Special use permit and site development plan applications filed with Zoning Administrator following required pre-application meeting. 2. Application is routed to the engineering consultant, to the Planning Commission's Plans Review Committee, Karst engineer, and other applicable agencies for review. 3. Application forwarded to Planning Commission to schedule/hold public hearing once all reviewers have commented. 4. Planning Commission makes formal recommendation on application. 5. Application forwarded to Board of Supervisors to schedule/hold public hearing. 6. Board of Supervisors takes formal action on special use permit/site plan application.
4 (199' max)	Board of Supervisors with Planning Commission review/ Special Use	<ol style="list-style-type: none"> 1. Special use permit and site development plan applications filed with Zoning Administrator following required pre-application meeting. 2. Application is routed to the engineering consultant, to the Planning Commission's Plans Review Committee, Karst engineer, and other applicable agencies for review. 3. Application forwarded to Planning Commission to schedule/hold public hearing once all reviewers have commented. 4. Planning Commission makes formal recommendation on application. 5. Application forwarded to Board of Supervisors to schedule/hold public hearing. 6. Board of Supervisors takes formal action on special use permit/site plan application.
5 (amateur radio)	Zoning Administrator/ By-right	<ol style="list-style-type: none"> 1. Pre-application meeting held with Zoning Administrator, who determines whether engineering review will be required as well as whether any Article 6 requirements may be waived. 2. Site Development Plan application filed with Zoning Administrator. 3. Zoning Administrator acts on application within 60 days.
6 (antenna support structure)	Zoning Administrator/ By-right	<ol style="list-style-type: none"> 1. Zoning Permit application is filed with the Zoning Administrator. 2. Zoning Administrator reviews the application for compliance with setback, maximum height, and maximum width requirements; acts on application following completion of administrative review.

*Review procedure is the same for new distributed antenna systems (DAS) and upgrades/equipment maintenance on an existing WCF